

ORDINANCE 2001-028

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING ORDINANCE 92-20, KNOWN AS THE UNIFIED LAND DEVELOPMENT CODE OF PALM BEACH COUNTY, FLORIDA, AS FOLLOWS: ARTICLE 3, RULES OF CONSTRUCTION AND DEFINITIONS, TO AMEND AND ADD DEFINITIONS; ARTICLE 4, DECISIONMAKING, ENFORCEMENT AND ADMINISTRATIVE BODIES, TO REVISE POWERS AND DUTIES OF ZONING COMMISSION; ARTICLE 6, ZONING DISTRICTS, TO REVISE ZONING DISTRICT PURPOSES AND USES, USE REGULATIONS AND DEFINITIONS, PROPERTY DEVELOPMENT STANDARDS, AND SUPPLEMENTARY REGULATIONS AND TO CREATE ARCHITECTURAL GUIDELINES; PROVIDING FOR INTERPRETATION OF CAPTIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Chapter 125, Florida Statutes, establishes the right and power of counties to provide for the health, welfare, and safety of the existing and future residents by enacting and enforcing land development and administrative regulations necessary for the protection of the public; and

**WHEREAS**, Palm Beach County Ordinance 92-20 provided for the adoption of the Unified Land Development Code on June 16, 1992, pursuant to Section 163.3202, Florida Statutes to further growth management requirements; and

**WHEREAS**, Chapters 125 and 163, Florida Statutes, grant authority to the Board of County Commissioners to adopt and enforce land development regulations within the unincorporated area of Palm Beach County; and

**WHEREAS**, current information and increased population require re-evaluation and adoption of updated development standards; and

**WHEREAS**, the Board of County Commissioners has mandated that County staff conduct periodic reviews of the Unified Land Development Code to evaluate its various provisions and propose amendments to resolve new or outstanding issues and comply with the Comprehensive Plan, State Statutes and federal law; and

**WHEREAS**, the Board of County Commissioners has determined that it is in the best interest of public welfare to ensure developments are constructed and continuously operated in accordance with the Unified Land Development Code, conditions of approval and adequate public facilities; and

**WHEREAS**, the Board of County Commissioners has determined that the proposed amendments will ensure that new development be compatible with the surrounding area and enhance the appearance of the streetscape in the community; and

**WHEREAS**, the Board of County Commissioners has determined that the proposed amendments will reduce the mass/scale and uniform monolithic appearance of large buildings and ensure that the architectural composition of new development incorporate architectural features that provide visual interest, while allowing design flexibility; and

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1       **WHEREAS**, the proposed amendments to the ULDC have been reviewed by the Citizens  
2 Task Force at public workshops and recommendations of the Citizens Task Force were  
3 forwarded to the Board of County Commissioners; and

4       **WHEREAS**, the Board of County Commissioners determines the proposed amendments  
5 will improve the procedures and standards of the Unified Land Development Code; and

6       **WHEREAS**, the Citizens Task Force, sitting as the Land Development Regulation  
7 Commission, finds that this amendment to the Unified Land Development Code is consistent  
8 with the Comprehensive Plan; and

9  
10       NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS  
11 OF PALM BEACH COUNTY, THAT:

12  
13       **PART 1.** The Unified Land Development Code of Palm Beach County, Florida is amended  
14 as follows:

15       **SUBPART 1, Section 6.6.E, Architectural guidelines, is created as follows:**

- 16       **1. Purpose and Intent.** The purpose of these guidelines is to encourage development to  
17 contribute to Palm Beach County as a unique place by enhancing the built environment.  
18 These guidelines are intended to ensure that new development and redevelopment will  
19 be compatible with the surrounding area and enhance the appearance of the local  
20 community.
- 21       **2. Threshold.** This Section shall apply to the following projects and buildings:
- 22       **a.** All nonresidential projects or buildings requiring approval by the BCC or ZC.
- 23       **b.** All nonresidential projects or buildings requiring approval by the DRC in  
24 accordance with Table 6.4-1, and Table 6.8-2, or those exceeding the thresholds in  
25 Table 6.4-2.
- 26       **c.** Multi-family buildings with more than 16 units.
- 27       **d.** Existing built projects or buildings meeting the threshold of this section which are  
28 substantially renovated.
- 29       **e.** The following uses, regardless of building size:
- 30               Automotive paint or body shop  
31               Repair and maintenance, general  
32               Retail sales, automotive parts and accessories  
33
- 34       **f. Exemptions.** The following buildings are exempt from this Section:
- 35               **(1)** Agricultural or industrial buildings not visible from a public street or residential  
36 zoning district.

37                               **(This space intentionally left blank.)**

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(2) Buildings which are exempt from local building permits or government review pursuant to State or Federal Statutes.

(3) Recreational buildings and accessory structures within a PUD.

g. Effect on prior BCC and ZC approvals. These guidelines shall apply to all previously approved projects as a BCC or ZC condition of approval as part of a Development Order Amendment or Status Report. Previously approved architectural condition of approval shall remain in full effect unless amended by the BCC or ZC.

h. Effect on prior DRC approvals. These guidelines shall not apply to projects or buildings which have a previously approved site plan by the DRC, unless within a Planned Development District or for any use specifically identified within Section 6.4.D.

i. Effect on other regulations. These guidelines shall supplement architectural requirements of an Overlay District, Neighborhood Plan, or other applicable regulations. In case of a conflict, the more strict regulation shall apply.

3. Definitions. For the purpose of this Section only, the following definitions shall apply:

Architectural composition. The scale, height, mass, proportion, color, form, style, detail, treatment, texture, construction material, and roof design of a project or building.

Articulated parapet. A parapet with a height variation proportional to the building height.

Compatible/compatibility. Design which utilizes accepted site planning (e.g. building placement, orientation and siting) and the elements of architectural composition within the context of the surrounding area. Similar adjacent land uses or square footage shall not necessarily constitute architectural compatibility.

Complement/complementary. Having similar architectural composition.

Design professional. An architect, landscape architect, or engineer licensed in the State of Florida with good standing.

Substantial renovation. Any expansion, alteration, renovation, addition, redevelopment, or similar improvement to an existing building that exceeds seventy-five (75) percent of the assessed value of the building, as indicated in the latest official County Property Appraiser's records.

Visual impact analysis. A written and graphic assessment which determines the appropriate contextual relationship of a proposed building with respect to architectural composition and compatibility.

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1           **4. Review Process.** PZB shall review all applicable buildings for compliance with this  
2           Section during the building permit or zoning review process and provide a written  
3           determination of compliance with the requirements of this Section.

4           a. An applicant or the County may request review for compliance with this Section in  
5           accordance with one (1) of the following methods:

6  
7           (1) **Method I - Projects requiring BCC approval.** A request for a determination  
8           of compliance with the requirements of this Section may be submitted with the  
9           BCC application. A written determination of compliance with this Section shall  
10          be made in the staff report containing the recommendation for the development  
11          order. The request for a determination shall be submitted no less than 30  
12          working days prior to the BCC public hearing.

13          (2) **Method II - Projects requiring ZC approval.** A request for a determination  
14          of compliance with the requirements of this Section may be submitted with the  
15          ZC application. A written determination of compliance with this Section shall  
16          be made in the staff report containing the recommendation for the development  
17          order. The request for a determination shall be submitted no less than 30  
18          working days prior to the ZC public hearing.

19          (3) **Method III - Projects requiring DRC or site plan approval.** A request for  
20          a determination of compliance with the requirements of this Section may be  
21          submitted with the original DRC or site plan approval application. A written  
22          determination of compliance with this Section shall be made in the comment  
23          letter regarding the development order for the project. The request for a  
24          determination shall be submitted no less than 30 working days prior to the DRC  
25          meeting regarding the application.

26          (4) **Method IV - Projects requiring Building Permit approval.** Buildings  
27          requiring a building permit only shall be reviewed for compliance through the  
28          standard building permit review process. The request for a determination shall  
29          be submitted prior to or concurrent with the building permit application.

30  
31          b. **Unique Structures.** Deviation from any requirement in this Section may be  
32          approved by the ZC or BCC. Deviations for projects or buildings only requiring  
33          DRC approval or a building permit may be granted by the ZC. The ZC and BCC  
34          shall consider the following standards when considering the architectural  
35          composition of a unique project or building. Failure to comply with any standard  
36          shall be deemed adverse to the public interest:

37          (1) **Consistency with Comprehensive Plan.** The proposed architectural  
38          composition is consistent with the purposes, goals, objectives and policies of  
39          the Comprehensive Plan, including standards for building and structural  
40          intensities and densities.

41          (2) **Complies with other standards of Code.** The proposed architectural  
42          composition complies with all standards imposed on it by all other applicable  
43          provisions of this Code for use, layout, function, and general development  
44          characteristics.

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1                   **(3) Compatibility.** The proposed architectural composition is compatible as  
2                   defined in this Code and generally consistent with the uses and character of the  
3                   land surrounding and in the vicinity of the land proposed for development.

4                   **(4) Design minimizes environmental impact.** The proposed architectural  
5                   composition minimizes environmental impacts, including but not limited to  
6                   water, air, stormwater management, wildlife, vegetation, wetlands and the  
7                   natural functioning of the environment.

8                   **(5) Circumstances.** Whether and to what the extent it can be demonstrated that  
9                   there are any circumstances that warrant a deviation.

10  
11           **c. Peer Review.** The applicant may select an architect licensed in the State of  
12           Florida to certify to PZB that the proposed project or building is in compliance with  
13           this Section. PZB shall provide a Peer Review Certification Form (PRCF) for this  
14           purpose. Certification shall substitute for a staff determination of consistency with  
15           this Section.

16           **d. Administrative Changes.** Minor changes to BCC or ZC approved architectural  
17           elevations may approved by the Zoning Director provided the changes do not  
18           reduce compatibility with surrounding properties. Changes shall be limited to the  
19           following:

20                   **(1)** A maximum increase of twenty-five (25) percent or ten (10) feet in overall  
21                   building height, from finished grade to highest point, whichever is less;

22                   **(2)** Modifications to the architectural composition which are equal to or enhance the  
23                   approved elevation; and,

24                   **(3).** Modifications to ensure consistency with this Section.

25           **5. Supplemental Application Contents.** Applicable PZB applications shall be  
26           supplemented with the following requirements:

27                   **a.** color elevations, including all architectural features and building height

28                   **b.** rooftop screening for mechanical, air conditioning, electrical, and satellite dish  
29                   equipment

30                   **c.** architectural finishes (e.g. manufacturer or material specifications for roof, color  
31                   chips or paint samples, etc.)

32                   **d.** type of building materials

33                   **e.** roof type, pitch, and material

34                   **f.** detail of all public entries

35                   **g.** screening of loading bays, garage doors, overhead doors, outdoor storage,  
36                   dumpster, garbage disposal, and recycling areas

37                   **h.** detail and orientation of all facade-mounted and site lighting fixtures

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i. structural/architectural focal point details (e.g. fountains, gazebos, porte-cochere, etc.)

6. **Visual Impact Analysis.** A Visual Impact Analysis shall be submitted with the chosen method of review only for projects or buildings which are contiguous to a public street or to a residentially zoned property. The visual impact analysis shall be prepared and certified by a design professional and include:

a. **Environmental Assessment.** An assessment of the natural and man made environments surrounding the proposed building utilizing a minimum of four (4) views taken from the subject property of all contiguous public streets and/or residentially zoned properties and one (1) aerial photograph with the proposed building superimposed on the site.

b. **Line of Sight Analysis.** A line of sight analysis of the proposed building in relation to the surrounding area. This may be accomplished by submitting a two-dimensional cross section(s) of the site showing the proposed building elevations in relation to contiguous public right-of-ways and residentially zoned properties.

c. **Prevalent Theme.** A written determination by the design professional of the prevalent architectural character of the surrounding area, or desirable architectural character, if no prevalent architectural character exists. If a prevalent architectural character does not exist, the use of architectural styles such as Spanish Eclectic, Mediterranean Revival, Florida Vernacular, or Bermuda/Island is encouraged.

d. **Architectural Compliance Statement.** A written determination by the qualified design professional that the visual impact analysis indicates that the architectural composition of the proposed project or building creates focal points, is in scale with the pedestrian environment, and complements or enhances existing structures in the surrounding area.

## **7. Guidelines.**

a. **Nonresidential Design Elements.** The following guidelines shall apply to nonresidential project or buildings.

(1) **General.** An overall unified architectural character and image shall be created by the use of common elements such as consistent forms, colors, materials, and details. Similar, but not identical, architectural treatment between pods within a multi-pod project may be permitted to allow diversity within the project.

(a) Similar architectural composition and treatment shall be provided on all sides of each building contiguous to a public street or residential zoning district.

(b) Out parcels and accessory buildings within a project shall be constructed of compatible materials, color, and character as the principal building.

(2) **Roofline.** The roof line along each elevation shall incorporate a minimum of one (1) design feature each from List A and List B below. The same features are not required on each elevation:

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**List A - Primary Roof Design Element**

- |    |  |
|----|--|
| a. | <u>articulated parapet along thirty (30) percent of the roof line for each elevation<sup>1,2</sup></u> |
| b. | <u>pitched roof with minimum 12" overhanging eaves</u>   |
| c. | <u>two (2) or more plane breaks or slopes per facade elevation</u>                                     |
| d. | <u>any combination of the above</u>  |

**Notes for List A:**

- 1** Parapet length used as part of wall signage shall not be counted as articulation.
- 2** Maximum spacing between articulation = 100 feet. Spacing may vary for recognized architectural styles such as Art Deco which cannot comply with this requirement.

**List B - Secondary Roof Treatment**

- |    |   |
|----|---|
| a. | <u>decorative roof details, such as dormers, cupolas, rafter tails, balconies, terraces, or exposed beams</u> |
| b. | <u>cornices with decorative moldings</u>  |
| c. | <u>pediments, porticos, architectural features at entryways, or decorative towers</u>                         |

**(3) Facade.** The front and side facades, and rear facade if contiguous to a public street or residential zoning district, of every building shall incorporate recesses and projections, and architectural elements such as columns, arches, etc., as provided herein:

**(a) Required design elements.** All applicable facades, unless exempted above, shall meet the following standards:

- 1) Recesses/projections.** Facades greater than fifty (50) feet in length shall incorporate recesses and projections a minimum of twelve (12) inches in depth along a minimum of twenty percent (20%) of the total length of the facade. The recesses or projections shall be distributed along the facade with a maximum spacing of one hundred (100) feet between each recess or projection.
- a) Bay doors.** Facades with four (4) or more bay doors may exclude the combined length of the bay doors from the total facade length.
- 2) Walls.** Blank walls shall not exceed ten (10) feet in height or twenty (20) feet in length. Control and expansion joints shall constitute a blank wall, unless used in a decorative pattern with varied materials or textures and spaced a maximum of ten (10) feet on center. Relief and reveal depth shall be a minimum of three-quarter (3/4) inch.
- 3) Storefronts.** Individual ground-level retail uses with exterior public access that are part of a larger freestanding building, other than regional

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commercial facilities, shall have display windows along a minimum of 20% of the facade length. Windows shall be defined with details such as frames, sills, shutters, planters, relief trims, or lintels. Storefront design, relief features and decorative treatments shall complement contiguous storefronts.

**(b) Additional design elements.** In addition to Sec. 6.6.E.7.a.(3)(a), Required design elements, the front and side facades shall include a minimum of one (1) of the following design elements:

**1) Exterior treatment.** The exterior treatment of the front elevation shall consist of a minimum of two (2) different building materials, textures, or finishes at a ratio of a maximum of 80% for the primary treatment and a minimum of 20% total for the secondary treatment. Exterior finishes such as stucco, brick, wood, coquina or cut stone are encouraged. The surfaces of multiple exterior storefronts within a building, except regional commercial facilities, shall compliment contiguous storefronts.

**2) Fenestration and details.** Architectural features or details such as, windows, awnings, covered arcades, sills, shutters, reliefs, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding, arches, decorative vents, and/or accent tile, shall be integrated into the facade to avoid the appearance of a blank wall and shall be provided along a minimum of sixty percent (60%) of the facade length of the front and side facades, and rear facades if contiguous to a public street or residential zoning district.

**(4) Entries.** All public entries shall be easily identifiable and integrated into the building architecture. Each freestanding principal structure shall have a minimum of one clearly defined primary public entrance feature. The primary entrance shall incorporate a minimum of one (1) design element each from List A and List B below:

| <b>List A - Primary Entry Feature Design Element</b> |  |
|--|--|
| a.   | canopies, porte-cochere, or porticos                               |
| b.   | wall recess or projection a minimum of twelve (12) inches in depth |
| c.   | covered arcades, a minimum of eight (8) feet clear in width        |
| d.   | peaked roof forms  |
| e.   | arches, columns or pilasters                                       |

|    |  |
|----|--|
| a. | canopies, porte-cochere, or porticos                               |
| b. | wall recess or projection a minimum of twelve (12) inches in depth |
| c. | covered arcades, a minimum of eight (8) feet clear in width        |
| d. | peaked roof forms  |
| e. | arches, columns or pilasters                                       |

| <b>List B - Secondary Decorative Treatment</b> |   |
|--|---|
| a.   | overhangs, cornices, and eaves  |
| b.   | decorative moldings or trims around windows and doors   |
| c.   | covered public outdoor patio or plaza incorporated with entry area which are not part of a tenant space |

|    |   |
|----|---|
| a. | overhangs, cornices, and eaves  |
| b. | decorative moldings or trims around windows and doors   |
| c. | covered public outdoor patio or plaza incorporated with entry area which are not part of a tenant space |

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|    |   |
|----|---|
| d. | <u>special pavers, bricks, decorative concrete, or other similar pavement treatment</u> |
| e. | <u>architectural details, such as tile work or moldings</u>                             |

**(5) Color.** Color shall be used to achieve compatibility with the surrounding area and to complement the project.

**(6) Pedestrian Amenities.** For planned development districts only, a minimum of one (1) pedestrian amenity for each one hundred thousand (100,000) gross square feet of floor area or fraction thereof shall be incorporated into the overall development to create a pedestrian friendly atmosphere. Suggested amenities include, but are not limited to:

**(a)** public art

**(b)** clock tower

**(c)** water feature/fountain

**(d)** outdoor patio, courtyard or plaza

**(e)** tables with umbrellas for open air eating in common areas and not associated with tenant use (i.e. restaurant) or outdoor furniture

**(7) Walkways.** A continuous internal pedestrian walkway shall be provided from each adjacent perimeter public sidewalk to all customer entrances. The design of the walkway shall include all of the following:

**(a)** one native canopy tree for each twenty-five (25) linear feet with a maximum spacing of fifty (50) feet between trees

**(b)** one bench every 200 feet between the public sidewalk and building

**(c)** walkways traversing vehicular use areas shall be accented with special pavers, bricks, decorative concrete, stamped concrete, or similar decorative pavement treatment

**(8) Design elements subject to ZC or BCC approval.** The following elements are prohibited, unless approved by the ZC or BCC pursuant to the Review Process of this section:

**(a)** structures which are of symbolic design for reasons of advertising

**(b)** high intensity, metallic, neon, or flourescent colors

**(c)** neon tubing, fiber optics or similar lighting, excluding those used for signage

**(d)** high gloss vinyl and plastic awnings

**(e)** awnings with horizontal ribbing, flowered or similarly patterned designs

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(f) unpainted or plain/unfinished exterior facades, excluding galvalume and galvanized steel roof

(g) smooth faced painted concrete masonry block

b. **Multi-family Design Elements.** In addition to the guidelines for non-residential projects, multi-family projects shall adhere to the following guidelines:

(1) **Master elevations.** Master elevation approvals may be reused within a project, provided the master elevation complies with Section 6.6.E.6, Visual impact analysis, for each location in which that elevation is used.

(2) **Balconies and patios.** Individual balconies and/or patios shall be provided for a minimum of 20% of the total number of units within each building.

8. **Non-judicial remedies.** Non-judicial remedies. Any applicant aggrieved by an administrative interpretation or decision regarding this Section shall, within thirty (30) calendar days from the date a written interpretation or decision is rendered, file an appeal to the ZC. The appeal shall be heard on the next available ZC agenda.

9. **Exhaustion of non-judicial remedies.** Any applicant, the Executive Director of PZB, the BCC member representing the district in which the project or building is to be located, aggrieved by a decision of the ZC regarding an interpretation or decision regarding this Section shall, within thirty (30) calendar days from the date a decision by the ZC is rendered, file an appeal to the BCC. The appeal shall be heard on the next available BCC agenda as an Administrative Inquiry.

10. **Appeals.** An appeal shall be pursuant to the judicial relief standards of 5.1, General Applicability.

11. **One year review.** Staff shall review the effectiveness of these guidelines and present a report to the BCC in August, 2002.

**SUBPART 2, Section 4.3, Zoning Commission is amended as follows:**

A. **Establishment.** ...

B. **Powers and duties.** ...

9. to hear appeals of interpretations or determinations of Sec 6.6.E., Architectural Guidelines, and waive certain requirements made by the Zoning Director.

**SUBPART 3, Definitions, is amended to add language as follows:**

**Retail sales, automotive accessories and parts** means an establishment providing retail sales of automotive accessories and parts.

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SUBPART 3.1, TABLE 6.4-1, Use Regulations Schedule, and Table 6.4-2, Thresholds for Projects Requiring Development Review Committee (DRC) approval, are amended to add the following language:

TABLE 6.4-1  
USE REGULATIONS SCHEDULE

| Use Type                         | Zoning District/Overlay  |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    |    |     | NOTE |                |    |    |      |  |
|----------------------------------|--------------------------|---------|---------|----|------|-------------|-----|-----|-----|-----|-----|----|----|----|----|------------|-----|----|----|-----|------|----------------|----|----|------|--|
|                                  | Agriculture/Conservation |         |         |    |      | Residential |     |     |     |     |     |    |    |    |    | Commercial |     |    |    |     |      | Indust./Public |    |    |      |  |
|                                  | P<br>C                   | AGR     | AP      | SA | RSER | AR<br>RURAL | CRS | CRE | RET | RTS | RTU | RS | RM | RH | CN | CL         | CCO | CH | CG | CRE |      | IL             | IG | PO | IPF  |  |
|                                  |                          | AG<br>R | CS<br>O |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    |    |     |      |                |    |    |      |  |
| Commercial uses                  |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    |    |     |      |                |    |    |      |  |
| Adult entertainment              |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    | S  |     | S    | S              |    |    | 2    |  |
| Air stripper remedial            |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    | P          | P   | P  | P  | P   | P    | P              | P  |    | 8.1  |  |
| Auction, enclosed                |                          | P       | P       |    |      | A           |     |     |     |     |     |    |    |    |    |            | B   |    | D  |     |      |                |    |    | 13   |  |
| Auction, outdoor                 |                          | P       | P       |    |      | A           |     |     |     |     |     |    |    |    |    |            |     |    | A  |     | B    |                |    |    | 13   |  |
| Automotive paint or body shop    |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    | A  |     | P    | P              |    |    | 14   |  |
| Automotive service station       |                          |         | A       |    |      |             |     |     |     |     |     |    |    |    |    |            | A   |    | A  |     | B    | D              |    |    | 15   |  |
| Bed and Breakfast                |                          | D       | D       |    |      | S           | S   | S   | S   | S   | S   | S  | S  | S  | S  |            |     |    |    |     |      |                |    |    | 16   |  |
| Broadcasting studio              |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            | B   | D  | D  |     | P    |                |    |    |      |  |
| Building supplies                |                          |         | P       |    |      | B           |     |     |     |     |     |    |    |    |    | B          |     |    | B  |     | D    | P              |    |    |      |  |
| Car wash and auto detailing      |                          |         | B       |    |      |             |     |     |     |     |     |    |    |    |    |            | A   |    | B  |     | D    |                |    |    | 18   |  |
| Catering Service                 |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    | P          | P   | P  | P  | P   | P    | P              |    |    | 18.1 |  |
| Contractor's storage yard        |                          |         |         |    |      | D           |     |     |     |     |     |    |    |    |    |            |     |    |    |     | D    | P              |    |    | 25   |  |
| Convenience store                |                          |         | P       |    |      |             |     |     |     |     |     |    |    |    |    | A          |     | A  | B  |     |      |                |    |    | 26   |  |
| Convenience store with gas sales |                          |         | A       |    |      |             |     |     |     |     |     |    |    |    |    |            | A   |    | A  |     | B    | D              |    |    | 27   |  |
| Day labor employment service     |                          |         | D       |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    | A  |     | D    | P              |    |    | 29   |  |
| Dispatching office               |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    | B  |     | P    | P              |    |    | 30   |  |
| Dog day-care                     |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    | A  |     | P    |                |    |    | 30.1 |  |
| Freestanding kiosk               |                          |         |         |    |      | P           |     |     |     |     |     |    |    |    |    |            | P   | P  | P  | P   | P    | P              |    |    | 41.1 |  |
| Financial institution            |                          |         | P       |    |      |             |     |     |     |     |     |    |    |    |    | D          | D   | B  | B  | B   |      |                |    |    | 38   |  |
| Flea market, enclosed            |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    | B  |     |      |                |    |    | 40   |  |
| Flea market, open                |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    | A  |     | B    |                |    |    | 41   |  |
| Fruit and vegetable market       |                          | P       | P       |    |      | P           | P   | A   |     |     |     |    |    |    |    | P          |     | P  |    | P   |      |                |    |    | 42   |  |
| Funeral home or crematory        |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    | A          |     | A  | A  |     | D    |                |    |    | 43   |  |
| Gas and fuel, wholesale          |                          |         |         |    |      |             |     |     |     |     |     |    |    |    |    |            |     |    |    |     | B    | D              | P  |    |      |  |

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| Use Type                                       | Zoning District/Overlay  |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             |        |             | NOTE |                |        |        |             |
|--|--------------------------|-------------|------------------|--------|------------------|-----------------------------|-------------|--------|--------|-------------|-------------|--------|--------|--------|--------|-------------|--------|-------------|--------|-------------|------|----------------|--------|--------|-------------|
|  | Agriculture/Conservation |             |                  |        |                  | Residential                 |             |        |        |             |             |        |        |        |        | Commercial  |        |             |        |             |      | Indust./Public |        |        |             |
|  | P<br>C                   | AGR         | A<br>P           | S<br>A | R<br>S<br>E<br>R | AR<br>R<br>U<br>R<br>A<br>L | C<br>R<br>S | R<br>E | R<br>T | R<br>T<br>S | R<br>T<br>U | R<br>S | R<br>M | R<br>H | C<br>N | C<br>L<br>O | C<br>C | C<br>H<br>O | C<br>G | C<br>R<br>E |      | I<br>L         | I<br>G | P<br>O | I<br>P<br>F |
|  |                          | A<br>G<br>R | C<br>C<br>S<br>O |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             |        |             |      |                |        |        |             |
| Commercial uses                                |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             |        |             |      |                |        |        |             |
| Green market                                   |                          | P           | P                |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             |        |             |      |                |        |        | 46.1        |
| Hotel, motel, SRO, Boarding & Rooming House    |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        | A      |        |             |        | B           | B      | D           |      |                |        |        | 52          |
| Landscape maintenance service                  |                          | D           |                  |        | A                | B                           | A           |        |        |             |             |        |        |        |        |             |        |             | B      |             | P    | P              |        |        | 55          |
| Laundry services                               |                          |             | P                |        |                  |                             |             |        |        |             |             |        |        |        |        | B           | D      | D           | P      | P           |      |                |        |        | 56          |
| Lounge, cocktail                               |                          |             | D                |        |                  |                             |             |        |        |             |             |        |        |        |        | A           |        | A           | A      | P           |      |                |        |        | 57          |
| Medical office or dental clinic                |                          |             | P                | P      | B                | A                           |             |        |        |             |             |        |        |        |        | A           | A      | B           | D      | D           |      |                |        | D      | 60          |
| Medical or dental laboratory                   |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             | B      | P           |      | P              |        |        |             |
| Monument sales, retail                         |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             |        | P           |      | P              |        |        |             |
| Office, business or professional               |                          |             |                  | P      |                  |                             |             |        |        |             |             |        |        |        |        | P           | P      | P           | P      | P           |      | P              | P      |        | 68          |
| Parking garage, commercial                     |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             |        | A           |      | P              |        |        | 71          |
| Parking lot, commercial                        |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        | B           | B      | D           | P    | P              |        | P      | 71          |
| Pawnshop                                       |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             |        | A           |      |                |        |        | 71.1        |
| Personal services                              |                          |             |                  | P      |                  |                             |             |        |        |             |             |        |        |        |        | P           | P      | P           | P      | P           |      |                |        |        | 72          |
| Printing and copying services                  |                          |             |                  | P      |                  |                             |             |        |        |             |             |        |        |        |        | P           | P      | P           | P      | P           |      | P              |        |        |             |
| Real estate sales model                        |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             |        |             |      |                |        |        | 73.1        |
| Repair and maintenance, general                |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        | A           |        | A           |      | P              | P      |        | 77          |
| Repair services, limited                       |                          |             |                  | P      |                  |                             | B           |        |        |             |             |        |        |        |        | P           | P      | P           | P      | P           |      | P              | P      |        | 78          |
| Restaurant, high turnover sit-down             |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        | A           | D      | A           | D    |                | D      |        | 79.1        |
| Restaurant, fast food                          |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        |             | A      | A           | A    |                | A      |        | 79          |
| Restaurant, quality                            |                          |             |                  | P      |                  |                             |             |        |        |             |             |        |        |        |        | D           | B      | P           | B      | P           | P    | P              | P      |        | 80          |
| Restaurant, specialty                          |                          |             |                  | P      |                  |                             |             |        |        |             |             |        |        |        |        | P           | D      | P           | P      | P           | P    |                |        |        | 81          |
| Retail sales, automotive accessories and parts |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        | P           |        | P           |        | P           |      |                |        |        | 81.1        |
| Retail sales, general                          |                          |             |                  | P      |                  |                             |             |        |        |             |             |        |        |        |        | P           |        | P           |        | P           |      |                |        |        | 82          |
| Retail sales, mobile or temporary              |                          |             |                  | S      | S                |                             | S           |        |        |             |             |        |        |        |        |             |        | S           |        | S           |      | S              | S      |        | 83          |
| Self-service storage                           |                          |             |                  |        |                  |                             |             |        |        |             |             |        |        |        |        |             |        | A           |        | A           |      | D              | D      |        | 87          |

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| Use Type                   | Zoning District/Overlay  |             |                  |        |                  |                                 |             |             |             |             |        |        |        |        |             |                  |             |             |             |        | NOTE |              |  |  |  |
|----------------------------|--------------------------|-------------|------------------|--------|------------------|---------------------------------|-------------|-------------|-------------|-------------|--------|--------|--------|--------|-------------|------------------|-------------|-------------|-------------|--------|------|--------------|--|--|--|
|                            | Agriculture/Conservation |             |                  |        |                  | Residential                     |             |             |             |             |        |        |        |        |             | Commercial       |             |             |             |        |      | Indust/Publc |  |  |  |
|                            | P<br>C                   | AGR         | A<br>P           | S<br>A | R<br>S<br>E<br>R | AR<br><br>R<br>U<br>R<br>A<br>L | C<br>R<br>S | R<br>E<br>T | R<br>T<br>S | R<br>T<br>U | R<br>S | R<br>M | R<br>H | C<br>N | C<br>L<br>O | C<br>C<br>H<br>O | C<br>G<br>E | C<br>R<br>E | I<br>L<br>G | P<br>O |      | I<br>P<br>F  |  |  |  |
|                            |                          | A<br>G<br>R | C<br>C<br>S<br>O |        |                  |                                 |             |             |             |             |        |        |        |        |             |                  |             |             |             |        |      |              |  |  |  |
| Commercial uses            |                          |             |                  |        |                  |                                 |             |             |             |             |        |        |        |        |             |                  |             |             |             |        |      |              |  |  |  |
| Theater, drive-in          |                          |             |                  |        |                  |                                 |             |             |             |             |        |        |        |        |             |                  | A           | P           |             |        | 94   |              |  |  |  |
| Towing service and storage |                          |             |                  |        |                  |                                 |             |             |             |             |        |        |        |        |             |                  |             |             | P           | P      |      |              |  |  |  |
| Vehicle inspection center  |                          |             |                  |        |                  |                                 |             |             |             |             |        |        |        |        |             | A                | B           |             | P           | P      |      |              |  |  |  |
| Vehicle sales and rental   |                          |             |                  |        |                  |                                 |             |             |             |             |        |        |        |        |             | A                | A           |             | A           |        | 97   |              |  |  |  |
| Veterinary clinic          |                          | D           | D                | P      | B                |                                 | B           | B           | B           |             |        |        |        |        | A           | A                | P           | B           | P           |        | 98   |              |  |  |  |
| Vocational school          |                          |             |                  |        |                  |                                 |             |             |             |             |        |        |        |        |             | B                | P           | P           |             | P      | A    |              |  |  |  |
| Wholesaling, general       |                          |             |                  |        |                  |                                 |             |             |             |             |        |        |        |        |             |                  |             |             | P           | P      | 102  |              |  |  |  |

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Table 6.4-2

| THRESHOLDS FOR PROJECTS REQUIRING<br>DEVELOPMENT REVIEW COMMITTEE (DRC) APPROVAL   |  |
|--|--|
| ZONING<br>DISTRICTS  | MAXIMUM NUMBER OF<br>S.F. OR UNITS   |
| RM   | 20 du  |
| RH   | 20 du  |
| CN   | 5,000 sf   |
| CLO  | 5,000 sf   |
| CC   | 8,000 sf   |
| CHO  | 8,000 sf   |
| CG   | <del>45,000</del> 10,000 sf  |
| CRE  | 15,000 sf  |
| IL   | 20,000 sf  |
| IG   | 25,000 sf  |
| PO   | 25,000 sf/20 du  |
| ALL OVERLAY DISTRICTS  | All commercial or industrial developments and residential development of more than two (2) dwelling units. |
| <b>Projects requiring Development Review Committee (DRC) Approval NOTES:</b>   |  |
| 1. Projects requiring Subdivision plan certification prior to submission to the Land Development Division for Plat or other approval required by Article 8 of this Code. Pursuant to the procedures of Article 5, Subdivision plan certification is required for all subdivision of land for which a plat waiver has not been granted pursuant to Article 8. |  |
| 2. <u>Projects exceeding thresholds above shall comply with Section 6.6.E, Architectural guidelines. Multi-family buildings with 16 or less units shall be exempted from this requirement.</u>   |  |

...

**SUBPART 3.2, Section 6.4.D, Supplementary Use Standards, is amended to add and relocate language as follows:**

**14. Automotive paint and body shop ...**

- a. CG district. ...
- b. Architecture. Stand alone or freestanding automotive paint and body shops contiguous to a public street or residential zoning district shall comply with Sec. 6.6.E, Architectural Guidelines.

...

**77. Repair and maintenance, general ...**

- a. CC district limitations. ...
- b. Enclosed repair activities. ...
- c. Setbacks. ...
- d. Service bay orientation. ...
- e. No loudspeakers. ...
- f. Vehicle testing on residential streets. ...

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**g. Architecture.** Stand alone or freestanding general repair and maintenance facilities contiguous to a public street or residential zoning district shall comply with Sec. 6.6.E, Architectural Guidelines.

...

**81.1 Retail sales, automotive accessories and parts** means an establishment providing retail sales of automotive accessories and parts.

**a. Automotive accessories and parts stores** shall provide an oil recycling drum or other device for the disposal of motor oil, as prescribed by the U.S. Environmental Protection Agency (EPA). (6.4.D.82.b)

**b. Architecture.** Stand alone or freestanding automotive accessories and parts stores contiguous to a public street or residential zoning district shall comply with Sec. 6.6.E, Architectural Guidelines.

...

**SUBPART 3.3** TABLE 6.8-2, Planned Development District Use Regulations Schedule, is amended to add language as follows:

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

| Use Type                                  | Planned Development Zoning District |     |   |     |   |          |   |   |   |   |                   |   |   |   |                   |   |   |   |   |   | NOTE |          |     |     |      |      |      |    |      |
|---|-------------------------------------|-----|---|-----|---|----------|---|---|---|---|-------------------|---|---|---|-------------------|---|---|---|---|---|------|----------|-----|-----|------|------|------|----|------|
|   | PUD                                 |     |   |     |   | TND      |   |   |   |   | MXPD              |   |   |   | MUPD              |   |   |   |   |   |      | PIDP     |     |     | MHPD | RVPD | SWPD |    |      |
|   | PODS                                |     |   |     |   | Use Zone |   |   |   |   | Land Use Category |   |   |   | Land Use Category |   |   |   |   |   |      | Use Zone |     |     |      |      |      |    |      |
|   | R                                   | R   | C | C   | A | R        | C | S | W | S | C                 | C | C | C | R                 | C | C | C | C | I |      | I        | IN  | C   |      |      |      | I  |      |
|   | E                                   | E   | I | O   | G | E        | I | H | O | E | L                 | L | H | H | R                 | L | L | H | H | N |      | N        | D/L | O   |      |      |      | N  |      |
|   | S                                   | V/P | M | R/P | S | V/P      | O | R | E | O | O                 | O | O |   | O                 | O | O | O | O | D | S    | T        | M   | D/G |      |      |      |    |      |
|   |                                     |     |   |     |   |          |   |   |   |   |                   |   |   |   |                   |   |   |   |   |   |      |          |     |     |      |      |      |    |      |
| Commercial uses                           |                                     |     |   |     |   |          |   |   |   |   |                   |   |   |   |                   |   |   |   |   |   |      |          |     |     |      |      |      |    |      |
| Adult entertainment                       |                                     |     |   |     |   |          |   |   |   |   |                   |   |   |   |                   |   |   |   |   |   |      | S        | S   |     |      |      |      | 2  |      |
| Auction, encloseded                       |                                     |     |   | R   |   |          | P | P | P |   |                   |   |   |   | P                 | P |   |   |   |   |      | P        |     |     |      |      |      | 13 |      |
| Auction, outdoor                          |                                     |     |   |     |   |          |   |   | R |   |                   |   |   |   | R                 | R | R |   |   |   |      | P        | P   | P   |      |      |      |    | 13   |
| Automotive paint or body shop             |                                     |     |   | R   |   |          |   |   | R |   |                   |   |   |   | R                 |   | R |   |   |   |      | P        | P   | P   |      |      |      |    | 14   |
| Automotive service station                |                                     |     |   | R   |   |          |   |   | R |   | R                 |   | R |   | R                 |   | R |   | R |   |      | P        | P   | P   |      |      |      |    | 15   |
| Bed and Breakfast                         |                                     | D   |   | D   |   | S        | S |   | S | S | S                 | S | S | S | S                 | S | S | S | S |   |      | S        |     |     |      |      |      |    | 16   |
| Broadcasting studio                       |                                     |     |   | R   |   |          | R |   | P | R | R                 | R | R |   | R                 | R | P | P | P | P |      | P        | P   |     |      |      |      |    |      |
| Building supplies                         |                                     |     |   | R   |   |          | P |   | P |   |                   |   |   | R |                   |   |   |   |   |   |      | P        |     |     |      |      |      |    |      |
| Car wash and auto detailing               |                                     |     |   | R   |   |          |   |   | P |   |                   |   |   | R |                   |   |   | R |   | P |      | P        | P   | P   |      |      |      |    | 18   |
| Communication cell sites on wheels (COWs) |                                     |     |   |     |   |          |   |   |   | S | S                 | S | S |   | S                 | S | S | S | S | S | S    | S        | S   | S   |      |      | S    |    | 22.2 |
| Contractor's storage yard                 |                                     |     |   |     |   |          |   |   |   |   |                   |   |   |   |                   |   |   |   | P |   |      | P        | P   |     |      |      |      |    | 25   |

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| Use Type                                    | Planned Development<br>Zoning District |             |                   |             |                   |             |                   |                  |                  |                  |                   |        |             |        |                   |        |             |        |        |             |                  |                   |             |      |      | NOTE |      |                       |    |
|---|--|-------------|-------------------|-------------|-------------------|-------------|-------------------|------------------|------------------|------------------|-------------------|--------|-------------|--------|-------------------|--------|-------------|--------|--------|-------------|------------------|-------------------|-------------|------|------|------|------|-----------------------|----|
|   | PUD                                    |             |                   |             |                   | TND         |                   |                  |                  |                  | MXPD              |        |             |        | MUPD              |        |             |        |        |             | PIPD             |                   |             | MHPD | RVPD |      | SWPD |                       |    |
|   | PODS                                   |             |                   |             |                   | Use Zone    |                   |                  |                  |                  | Land Use Category |        |             |        | Land Use Category |        |             |        |        |             | Use Zone         |                   |             |      |      |      |      |                       |    |
|   | R<br>E<br>C                            | R<br>E<br>S | C<br>I<br>V<br>/P | C<br>O<br>M | A<br>G<br>R<br>/P | R<br>E<br>S | C<br>I<br>V<br>/P | S<br>H<br>O<br>P | W<br>O<br>R<br>K | S<br>E<br>C<br>T | C<br>L<br>O       | C<br>L | C<br>H<br>O | C<br>H | R<br>C<br>L<br>O  | C<br>L | C<br>H<br>O | C<br>H | C<br>R | I<br>N<br>D | I<br>N<br>S<br>T | I<br>N<br>D/<br>L | C<br>O<br>M |      |      |      |      | I<br>N<br>D<br>/<br>G |    |
|   |  |             |                   |             |                   |             |                   |                  |                  |                  |                   |        |             |        |                   |        |             |        |        |             |                  |                   |             |      |      |      |      |                       |    |
| Convenience store                           |  |             |                   | P           |                   |             |                   | P                |                  | P                | P                 | P      | P           |        |                   |        | P           |        | P      |             |                  |                   | P           |      | P    | P    |      | 26                    |    |
| Convenience store with gas sales            |  |             |                   | R           |                   |             |                   |                  |                  |                  |                   |        |             | R      |                   |        |             |        | R      |             | R                |                   | R           | P    |      |      |      | 27                    |    |
| Day labor employment service                |  |             |                   |             |                   |             |                   |                  |                  |                  |                   |        |             |        |                   |        |             |        | R      |             | R                |                   | P           |      |      |      |      | 29                    |    |
| Dispatching office                          |  |             |                   |             |                   |             |                   |                  | P                | P                |                   |        |             | R      |                   |        |             |        | R      |             |                  |                   | P           | P    | P    |      |      |                       | 30 |
| Dog day-care                                |  |             |                   | R           |                   |             |                   |                  |                  |                  |                   |        |             | R      |                   |        |             |        | R      |             |                  |                   | P           | R    |      |      |      | 30.1                  |    |
| Financial institution                       |  |             |                   | P           |                   |             |                   | P                |                  | P                | R                 | R      | P           | P      |                   | R      | R           | P      | P      |             |                  |                   | P           |      |      |      |      | 38                    |    |
| Flea market, enclosed                       |  |             |                   |             |                   |             |                   |                  |                  | P                |                   |        |             | R      |                   |        |             |        | R      |             |                  |                   | P           |      |      |      |      | 40                    |    |
| Flea market, open                           |  |             |                   |             |                   |             |                   |                  |                  |                  |                   |        |             |        |                   |        |             |        | R      |             |                  |                   | R           |      |      |      |      | 41                    |    |
| Freestanding kiosk                          |  |             |                   | P           |                   |             |                   |                  |                  |                  | P                 | P      | P           | P      |                   | P      | P           | P      | P      | P           |                  |                   | P           | P    | P    |      |      | 41.1                  |    |
| Fruit and vegetable market                  |  |             |                   | P           | P                 |             |                   | P                |                  | P                |                   | P      |             | P      |                   |        | P           |        | P      |             |                  |                   | P           |      |      |      |      | 42                    |    |
| Funeral home or crematory                   |  |             |                   |             |                   |             |                   |                  |                  | R                |                   |        |             | R      |                   |        | R           |        | R      |             |                  | R                 | P           |      |      |      |      | 43                    |    |
| Gas and fuel, wholesale                     |  |             |                   |             |                   |             |                   |                  |                  | R                |                   |        |             |        |                   |        |             |        |        |             | R                |                   |             | P    |      |      |      |                       |    |
| Hotel, motel, SRO, Boarding & Rooming House |  |             |                   | R           |                   |             |                   | R                |                  | P                |                   |        |             | R      | R                 |        |             |        | R      | R           | R                |                   | P           |      |      |      |      | 51                    |    |
| Landscape maintenance service               |  |             |                   | R           |                   |             |                   |                  | P                | P                |                   |        |             | R      | R                 |        |             |        | R      |             | P                |                   | P           | P    |      |      |      | 55                    |    |
| Laundry services                            |  |             |                   | P           |                   |             |                   | P                |                  | P                | P                 | P      | P           | P      |                   | P      | P           | P      | P      |             |                  |                   | P           | P    |      | P    | P    | 56                    |    |
| Lounge, cocktail                            |  |             |                   | R           |                   |             |                   | R                |                  | P                |                   | R      | R           | P      |                   |        | R           | P      | P      | P           |                  |                   | P           |      |      |      |      | 57                    |    |
| Medical office or dental clinic             |  |             |                   | P           |                   |             |                   | P                |                  | P                | P                 | P      | P           | P      |                   | P      | P           | P      | P      |             |                  |                   | P           |      |      |      |      | 60                    |    |
| Medical or dental laboratory                |  |             |                   |             |                   |             |                   |                  |                  | P                |                   |        |             |        |                   | P      | P           | R      | P      |             |                  |                   | P           |      |      |      |      |                       |    |
| Monument sales, retail                      |  |             |                   | P           |                   |             |                   | P                |                  | P                |                   | P      |             | P      |                   |        | P           |        | P      |             |                  |                   | P           |      |      |      |      |                       |    |
| Office, business or professional            |  |             |                   | P           |                   |             |                   | P                | P                | P                | P                 | P      | P           | P      |                   | P      | P           | P      | P      |             |                  |                   | P           |      |      |      |      | 68                    |    |
| Parking garage, commercial                  |  |             |                   | R           |                   |             |                   |                  |                  | P                |                   |        |             |        |                   |        |             |        | R      | R           | R                |                   | P           |      |      |      |      | 71                    |    |
| Parking lot, commercial                     |  |             |                   | R           |                   |             |                   |                  |                  | P                |                   |        |             |        |                   |        |             |        | R      | R           | P                |                   |             |      |      |      |      | 71                    |    |
| Pawnshop                                    |  |             |                   |             |                   |             |                   |                  |                  |                  |                   |        |             |        |                   |        |             |        |        | R           |                  |                   |             |      |      |      |      | 71.1                  |    |
| Personal services                           |  |             |                   | P           |                   |             |                   | P                |                  | P                | P                 | P      | P           | P      |                   | P      | P           | P      | P      |             |                  |                   | P           |      | P    |      |      | 72                    |    |

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| Use Type   | Planned Development<br>Zoning District |     |       |     |       |          |       |      |      |      |                   |    |     |    |                   |    |     |    |    |     |          |       |     |       | NOTE |      |      |      |
|--|--|-----|-------|-----|-------|----------|-------|------|------|------|-------------------|----|-----|----|-------------------|----|-----|----|----|-----|----------|-------|-----|-------|------|------|------|------|
|  | PUD                                    |     |       |     |       | TND      |       |      |      |      | MXPD              |    |     |    | MUPD              |    |     |    |    |     | PIPD     |       |     |       |      | MHPD | RVPD | SWPD |
|  | PODS                                   |     |       |     |       | Use Zone |       |      |      |      | Land Use Category |    |     |    | Land Use Category |    |     |    |    |     | Use Zone |       |     |       |      |      |      |      |
|  | REC                                    | RES | CIV/P | COM | AGR/P | RES      | CIV/P | SHOP | WORK | SECT | CLLO              | CL | CHO | CH | RL                | CL | CHO | CH | CR | IND | INST     | IND/L | COM | IND/G |      |      |      |      |
|  |  |     |       |     |       |          |       |      |      |      |                   |    |     |    |                   |    |     |    |    |     |          |       |     |       |      |      |      |      |
| Printing and copying services                      |  |     |       | P   |       |          |       | P    |      | P    | P                 | P  | P   |    | P                 | P  | P   | P  |    |     |          |       | P   |       |      |      |      |      |
| Repair and maintenance, general                    |  |     |       | R   |       |          |       |      |      | P    |                   |    |     |    |                   |    |     |    | R  |     | P        | P     | P   |       |      |      |      | 77   |
| Repair services, limited                           |  |     |       | P   |       |          |       |      |      | P    | P                 | P  | P   | P  | P                 | P  | P   | P  | P  |     | P        |       |     |       |      |      |      | 78   |
| Restaurant, fast food                              |  |     |       | R   |       |          |       |      |      |      |                   |    |     | R  | R                 |    |     |    | R  | R   |          |       | P   |       |      |      |      | 79   |
| Restaurant, high turnover, sit down                |  |     |       | D   |       |          |       | D    |      | D    | D                 | D  | D   | D  | D                 | D  | D   | D  | D  | D   |          | D     |     |       |      |      |      | 81.1 |
| Restaurant, quality                                |  |     |       | P   |       |          |       | P    |      | P    | R                 | P  | P   | P  |                   | R  | P   | P  | P  | P   |          | P     |     |       |      |      |      | 80   |
| Restaurant, specialty                              | P                                      |     |       | P   |       |          |       | P    |      | P    | P                 | P  | P   | P  |                   | P  | P   | P  | P  | P   | P        | P     |     |       |      |      |      | 81   |
| Retail sales, automotive accessories and parts     |  |     |       | P   |       |          |       | P    |      | P    | P                 | P  | P   | P  |                   |    | P   |    | P  |     |          |       | P   |       |      |      |      | 81.1 |
| Retail sales, general                              |  |     |       | P   |       |          |       | P    |      | P    | P                 | P  | P   | P  |                   |    | P   |    | P  |     |          |       | P   |       |      |      |      | 82   |
| Retail sales, Mobile, temporary or transient       |  |     |       | S   |       |          |       | S    |      | S    |                   | S  |     | S  |                   | S  | S   | S  | S  |     |          |       | S   |       |      |      |      | 83   |
| Self-service storage                               |  |     |       |     |       |          |       |      |      | P    |                   |    |     |    |                   |    | R   |    | R  |     | P        | P     | R   | P     |      |      |      | 87   |
| Theater, drive-in                                  |  |     |       |     |       |          |       |      |      | R    |                   |    |     |    |                   |    |     |    | R  | R   |          |       | R   |       |      |      |      | 94   |
| Theater, indoor                                    |  |     |       | R   |       |          |       |      |      | R    |                   |    |     | R  |                   |    |     |    | R  | P   |          |       |     |       |      |      |      |      |
| Towing service and storage                         |  |     |       |     |       |          |       |      |      | R    |                   |    |     |    |                   |    |     |    |    |     | P        |       | P   |       |      |      |      |      |
| Vehicle inspection center                          |  |     |       | R   |       |          |       |      |      | R    |                   | R  |     | R  |                   |    | R   |    | R  |     | P        | R     | P   | P     |      |      |      | 96.1 |
| Vehicle sales and rental                           |  |     |       | R   |       |          |       |      |      | R    |                   | R  |     | R  |                   |    | R   |    | R  |     |          |       | R   |       |      |      |      | 97   |
| Veterinary clinic                                  |  |     |       | R   | R     |          |       | R    |      | P    | R                 | R  | R   | R  | R                 | R  | R   | R  | P  | P   |          |       | P   |       |      |      |      | 98   |
| Vocational school<br>*not permitted in the AGR-PUD |  |     |       | R   |       |          |       |      |      | P    |                   | R  | R   | R  |                   |    |     | R  | P  | P   |          | P     | D   | P     |      |      |      | 99   |
| Wholesaling, general                               |  |     |       |     |       |          |       |      |      | P    |                   |    |     |    |                   |    |     |    |    |     | P        |       | P   |       |      |      |      | 102  |

...

**PART 2. CAPTIONS:** The captions, section headings, and section designations used in this ordinance are intended for the convenience of users only and shall have no effect in the interpretation of the provisions of this ordinance.

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Relocated language is shown as *italicized with reference (6.4.D.35.a.) in parentheses*.



**PART 3. REPEAL OF LAWS IN CONFLICT:** All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of any conflict.

**PART 4. SEVERABILITY:** If any section, paragraph, sentence, clause, phrase, or word of this ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this ordinance.

**PART 5. INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE:** The provision of this ordinance shall become and be made a part of the Unified Land Development Code of Palm Beach County, Florida. The Sections of the ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

**PART 6. EFFECTIVE DATE:** The provisions of this ordinance shall become effective sixty (60) days after the ordinance is filed with the Department of State.

**APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach County, on the 24 day of July, 2001.

**ATTEST:**

**DOROTHY H. WILKEN**, Clerk  
Board of County Commissioners

By: Judith Croshaw  
Deputy Clerk

**PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY COMMISSIONERS**

By: W. Newell  
Warren H. Newell, Chairman

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

By: Antonis  
County Attorney

**EFFECTIVE DATE:**

**Filed with the Department of State on the 3rd day of August, 2001.**  
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STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, DOROTHY H. WILKEN, ex-officio Clerk of the  
Board of County Commissioners, certify this to be a  
true and correct copy of the original filed in my office  
on July 24, 2001  
DATED at West Palm Beach, FL on July 24  
DOROTHY H. WILKEN, Clerk  
By: Sharon n c

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